

060.0

0001

0001.0

Map

Block

Lot

1 of 1

CARD

Industrial

ARLINGTON

APPRAISED:

Total Card / Total Parcel

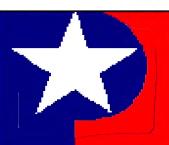
819,800 / 819,800

USE VALUE:

819,800 / 819,800

ASSESSED:

819,800 / 819,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
35		PARK AVE, ARLINGTON

Legal Description		User Acct
		39504
GIS Ref		
GIS Ref		
Insp Date		06/23/18
Entered Lot Size		
Total Land:		
Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: ARLINGTON COAL & LUMBER CO

Owner 2:

Owner 3:

Street 1: 41 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .311 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Conc. Block Exterior and 4000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 43 - Warehouse				Full Bath:	Rating:			ARLINGTON COAL AND LUMBER.															
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 6 - Slab				A 3QBth:	Rating:																		
Frame: 2 - Steel				1/2 Bath:	Rating:																		
Prime Wall: 21 - Conc. Block				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 9 - Metal				Kits:	Rating:			1st Res Grid	Desc: Line 1	# Units													
Color: RED				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDO INFORMATION				Lvl 2															
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:		Alt %:		Total Units:				Lower															
Jurisdct:		Fact: .		Floor:				Totals	RMs: 0	BRs: 0	Baths: HB												
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				Phys Cond: GD - Good	32. %			Interior:															
Avg Ht/FL: 18				Functional:		%		Additions:															
Prim Int Wal 5 - Minimul				Economic:		%		Kitchen:															
Sec Int Wall:		%		Special:		%		Baths:															
Partition: T - Typical				Override:		%		Plumbing:															
Prim Floors: 12 - Concrete				Total:	32 %			Electric:															
Sec Floors:		%		CALC SUMMARY				Heating:															
Bsmnt Flr:				Basic \$ / SQ: 48.00				General:															
Subfloor:				Size Adj.: 1.14999998				Totals	0														
Bsmnt Gar:				Const Adj.: 0.84736896				COMPARABLE SALES				SUB AREA											
Electric: 3 - Typical				Adj \$ / SQ: 46.775				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL					
Insulation: 2 - Typical				Other Features: -9000									FFL	First Floor	4,000	46.770	187,099	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 5 - None				NBHD Inf: 1.00000000																			
Heat Type: 8 - None				NBHD Mod:																			
# Heat Sys: 0				LUC Factor: 1.00																			
% Heated: 0		% AC:		Adj Total: 178099																			
Solar HW: NO	Central Vac: NO			Depreciation: 56992																			
% Com Wal		% Sprinkled 0		Depreciated Total: 121107																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																	
Make:		Model:																					
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	46.77																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
PARCEL ID 060.0-0001-0001.0																IMAGE				AssessPro Patriot Properties, Inc			
More: N				Total Yard Items:				Total Special Features:				Total:											